

Landowner Specific Narrative Summary**Louis F. Dyson and Arabell A. Dyson Revocable Living Trust**

ATXI has been unsuccessful in obtaining an easement from Mrs. Arabell Dyson as the Trustee of the Louis F. Dyson and Arabell A. Dyson Revocable Living Trust. The Trust owns one tract at issue along the Meredosia to Pawnee segment of the Project in Sangamon County, Illinois, internally designated as A_ILRP_MP_SA_011_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Ms. Dyson or her representative on at least 62 occasions, including 20 emails, 11 in-person meetings, 4 letters, 21 phone calls, and 6 voicemails. Mrs. Dyson is a member of the Dowson/Thoma group.

Prior to her participation in the Dowson/Thoma group, ATXI presented Mrs. Dyson and her son, Mr. Edward Dyson, with its initial offer on April 5, 2014. During that initial meeting, Mr. Dyson indicated he wanted nothing to do with ATXI and that he was part of the group opposing the Transmission Line on the property. In all subsequent communications with the land agent, Mr. Dyson stated that the Dysons were not ready to proceed with any negotiations because there was an appeal pending, and that they would do what Mr. Darrell Thoma told them to do. Mr. Thoma is Mrs. Dyson's tenant farmer and her parcel is included in the Dowson/Thoma group counteroffer. ATXI's response to the Dowson/Thoma group counteroffer is discussed in Section VI of my direct testimony (ATXI Exhibit 2.0).

Despite ATXI's efforts over a period of more than a year, the parties have a fundamental disagreement regarding the appropriate amount of compensation for the necessary easements. ATXI will continue to negotiate with Mrs. Dyson, and the group, to the extent they are willing to engage in negotiations with ATXI. However, a voluntary agreement in a time frame supportive of this line segment's in-service date is unlikely, and therefore ATXI requests eminent domain authority over this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent BT ✓
2. Initial appointment set for 4/5/14 BT ✓
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting BT ✓
4. Prepare and review Acquisition documents and maps BT ✓
5. Provide landowner with business card and show Ameren ID badge BT ✓
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:
7. Provide/explain the purpose of the project BT ✓
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit BBT ✓
9. Make compensation offer, provide calculation sheet and explain basis of offer BT ✓
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable BT ✓
14. Agent Name (Print and Sign) Beth Taylor 4/5/14 BT ✓

Tax Id: 33-33.0-100-005

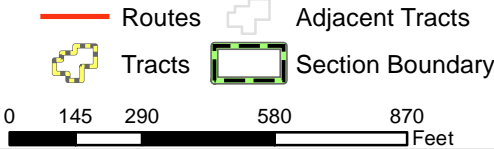


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



**Louis F. Dyson and Arabell A. Dyson
Revocable Living Trust**

Tract No.:A_ILRP_MP_SA_011

Date: 7/10/2015

EXHIBIT "A"

A 4.557 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO ARABELL A. DYSON, TRUSTEE UNDER THE LOUIS F. DYSON AND ARABELL A. DYSON REVOCABLE LIVING TRUST, RECORDED IN DOCUMENT NO. 2003R47257 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 13-INCH X 19-INCH STONE FOUND AT THE SOUTHWEST CORNER OF SAID SOUTH 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1042674.38 E:2375118.12;

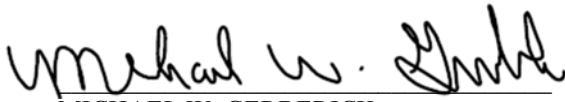
THENCE NORTH 00 DEGREES 27 MINUTES 12 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTH 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 22 MINUTES 08 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 2,646.68 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTH 1/2, FROM WHICH A 1/2-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 BEARS NORTH 00 DEGREES 27 MINUTES 42 SECONDS WEST, A DISTANCE OF 2,568.73 FEET;

THENCE SOUTH 00 DEGREES 27 MINUTES 42 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 1/2;

THENCE SOUTH 89 DEGREES 22 MINUTES 08 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTH 1/2, A DISTANCE OF 2,646.69 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 198,501 SQUARE FEET OR 4.557 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/24/2015



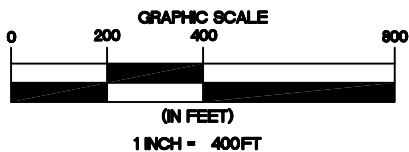
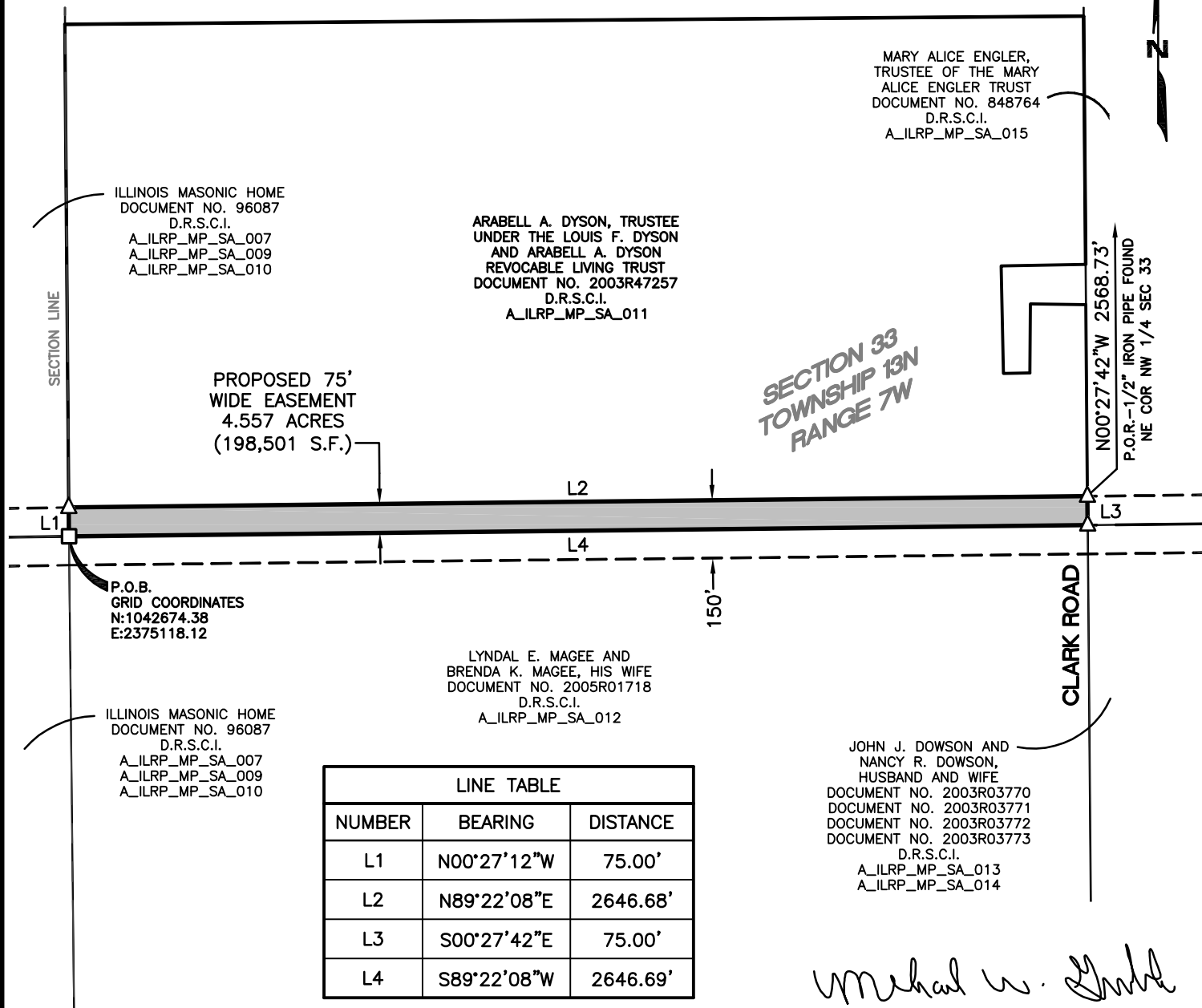


EXHIBIT "A"

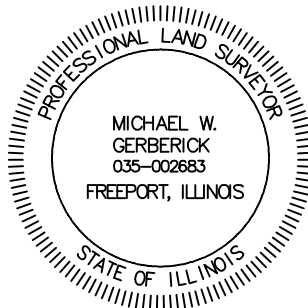
ATXI Exhibit 2.3 (Part H)
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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°27'12"W	75.00'
L2	N89°22'08"E	2646.68'
L3	S00°27'42"E	75.00'
L4	S89°22'08"W	2646.69'

LEGEND

D.R.S.C.I.	DEED RECORDS SANGAMON COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
□	13" X 19" STONE FOUND
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/24/2015
SCALE: 1"=400'
TRACT ID: A_ILRP_MP_SA_011
DRAWN BY: KAS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTION 33, TOWNSHIP 13 NORTH, RANGE 7 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS